

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

M.A. & U.D Department - The Revised Building Rules, 2007 applicable to GVMC, VMC, VGTM UDA & VUDA areas - Amendment – Notification Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M1) DEPARTMENT

G.O.Ms.No. 123

Dated:02.04.2011

Read the following:

1. G.OMs.No.86 M.A & U.D (M) Department, dt: 03-03-2006.
2. G.OMs.No.678 M.A & U.D (M) Department, dt:07.09.2007.
3. G.OMs.No.302 M.A & U.D (M) Department, dt: 15.04.2008.
4. G.OMs.No.569 M.A & U.D (M) Department, dt: 23.08.2008.
5. From the Chairman, CREDAI, Visakhapatnam chapter, dt: 20.07.2010.
6. From Commissioner, GVM C Lr. No.14764/2010/G1, dt: 20.10.2010.

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ORDER:

In the GOs 1st to 4th read above, Government have issued Revised Common Building Rules for all Municipalities/ Municipal Corporations and Urban Development Authorities in the State.

2. The Revised Building Rules, 2007 issued vide G.O.Ms.No.678 MA, dt. 7-9-2007 which are applicable to Greater Visakhapatnam Municipal Corporation, Visakhapatnam, Vijayawada Municipal Corporation, Vijayawada Guntur Tenali Mangalagiri Urban Development Authority, Vijayawada & Visakhapatnam Urban Development Authority, Visakhapatnam areas, wherein condition (i) (a) in rule 7.1 stipulates that “Buildings of height above 15 meters and below 18 meters height (inclusive of parking floors) in Sl.Nos.8, 9 and 10 of above Table, shall be permitted only in such plots which abut roads of 12 meters minimum (40 feet) width. Necessary prior clearance from Fire Department shall be necessary for such buildings which have 6 floors.

3. The Chairman, Confederation of Real Estate Developers Association of India (CREDAI), Visakhapatnam in the representation 5th read above along with the other aspects has requested the Government that the above clause in rule 7.1 of G.O.Ms.No.678, MA, dt. 7-9-2007 i.e “Necessary prior clearance from the fire department shall be necessary for such buildings which has six floors” may be deleted since the said provision is not mentioned in Revised Common Building Rules issued for HMDA area (G.O.Ms.No.86, MA dt:3.3.2006), Municipal Corporations and other Urban Development Authorities (G.O.Ms.No.302, dt: 15.04.2008) and all Municipalities (G.O.Ms.No.569, MA dt:23.08.2008).

4. The Commissioner Greater Visakhapatnam Municipal Corporation, Visakhapatnam in his report 6th read above has informed that under Rule No. 7 (i) a of GO Ms. No. 678 dt: 07.09.2007 the buildings of height above 15 meters and below 18 meters in sites more than 1000 sq. meters area with two basements which have 6 floors, require prior clearance from Fire Services Department and accordingly it is being insisted upon by GVMC. He has further informed that in the rules issued in G.O.Ms.No.86 MA & UD dt: 3.3.2006 for Greater Hyderabad Municipal Corporation, Hyderabad area, prior clearance from the Department of Fire Services is not being

insisted for the buildings which have 6 floors. In view of the above provision in G.O.Ms.No.86, MA & UD Dept, dt: 03.03.2006 the Commissioner, Greater Visakhapatnam Municipal Corporation, Visakhapatnam has requested the Government that the relevant provision of the G.O.Ms.No.86, MA dt 03.03.2006 may be made applicable to the rules issued in G.O.Ms.No.678 MA & UD dt: 7.09.2007 also to have uniformity.

5. Government after careful examination of the representation of Chairman, CREDAI, Visakhapatnam and as recommended by the Commissioner, Greater Visakhapatnam Municipal Corporation, Visakhapatnam and to ensure the uniformity regarding insisting clearance from Fire Service Department in respect of residential buildings below 18 mts height and also keeping in view of the provision of A.P Fire Services Act, 1999 decided to extend the provision which is already existing in G.O.Ms.No. 86, MA dt: 03.03.2006, G.O.Ms.No.302 and G.O.Ms.No.569 to Greater Visakhapatnam Municipal Corporation, Visakhapatnam, Vijayawada Municipal Corporation, Vijayawada Guntur Tenali Mangalagiri Urban Development Authority, Vijayawada & Visakhapatnam Urban Development Authority, Visakhapatnam areas so as to have a uniform applicability of Building Rules in the State and decided to amend the G.O.Ms.NO.678, MA dt: 07.09.2007

6. Accordingly the following notification will be published in an Extraordinary issue of the Andhra Pradesh Gazette, dated:06.04.2011.

NOTIFICATION

In exercise of the powers conferred under section 585 of the Greater Hyderabad Municipal Corporation Act, 1955; Section 11 of the Visakhapatnam Municipal Corporation Act, 1979; Section 11 of the Vijayawada Municipal Corporation Act, 1981; Section 326 of the Andhra Pradesh Municipalities Act 1965; and Section 58 of the Andhra Pradesh Urban Areas (Development) Act, 1975, the Government of Andhra Pradesh hereby amend the Revised Building Rules, 2007 issued in G.O.Ms.No.678 MA & UD Department, dated: 07.09.2007 and published in Rules Supplement to part-I Extraordinary of the Andhra Pradesh Gazette dated: 07.09.2007 as subsequently amended.

AMENDMENT

In rule 7.1 of the said rules, in clause (a) of condition (i) below the Table the words "Necessary prior clearance from Fire Department shall be necessary for such buildings which have 6 floors" shall be omitted.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**T.S. APPA RAO
PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Commissioner and Director, Printing, Stationery and Stores Purchase A.P. Hyderabad (in duplicate, with a request to publish the same in the Extraordinary Gazette of A.P. dated:06.04.2011 and furnish 1000 copies to Government)

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The Commissioner,
Greater Hyderabad Municipal Corporation, Hyderabad.
The Commissioner,
Greater Visakhapatnam Municipal Corporation, Visakhapatnam,
The Commissioner,
Vijayawada Municipal Corporation, Vijayawada,
The Vice-chairman's of Visakhapatnam Urban Development Authority,
Visakhapatnam and Vijayawada Guntur Tenali Mangalagiri Urban
Development Authority, Vijayawada.
The Director of Town and Country Planning, A.P. Hyderabad.
The Commissioner and Director of Municipal Administration,
A.P. Hyderabad.
The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.
The Commissioners of all Municipal Corporations/ Municipalities in the
State, through Commissioner & Director of Municipal Administration,
Hyderabad.
The Vice-Chairmen's of all Urban Development Authorities in the State
All the Committee Members.
All Departments of Secretariat
All Heads of Department.
The Director General Fire Services, A.P Hyderabad.
The Chairperson, AP Transco.
The Managing Director, H.M.W.S&S.B, Hyderabad.
The Engineer in Chief (Public Health) Hyderabad.
The Commissioner & Inspector General of Registration & Stamps.
A.P Hyderabad.
The Managing Director, AP Housing Board, Hyderabad.
The District Collectors of all Districts.

Copy to:

The PS to Secy to CM
The P.S. to M (M.A).
The P.S. to Principal Secretary to Government, (UD)
The P.S. to Secretary to Government, (MA)
(MA&UD Dept)
The Law (A) Department
Sf/Sc.

//FORWARDED BY ORDER//

SECTION OFFICER